

3266939 03/09/2005 12:22P Weld County, CO  
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

# FOX CHASE ANNEXATION NO. 4 TO THE TOWN OF FREDERICK, COLORADO

PART OF THE W 1/2 OF SECTION 28 AND E 1/2 OF SECTION  
29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD,  
STATE OF COLORADO.  
±113.40 ACRES TOTAL

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)  
COUNTY OF WELD Jss.

I HEREBY CERTIFY THAT THIS FOX CHASE ANNEXATION MAP NO. 4 WAS FILED IN MY OFFICE AT  
O'CLOCK \_\_\_\_\_M., THIS \_\_\_\_\_DAY OF \_\_\_\_\_,  
20 \_\_\_\_\_AND IS DULY RECORDED IN \_\_\_\_\_  
RECORDING FEES OF \_\_\_\_\_ARE PAID.

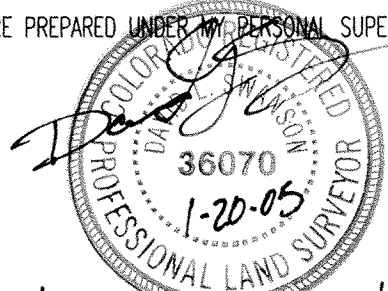
DEPUTY \_\_\_\_\_CLERK AND RECORDER \_\_\_\_\_

## SURVEYING CERTIFICATE

I, DAVID L. SWANSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT  
THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST  
ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF  
FREDERICK, 3,870.43 FEET CONTIGUOUS, PERIMETER 17,072.90 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS  
DAY OF 01/20, 2005.

BY DAVID L. SWANSON COLORADO P.L.S.#36070 (SEAL)



## PLANNING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 16th DAY OF Sept. 2004

Shirley Wilkin  
CHAIRMAN  
Kathy Larson  
PLANNING COMMISSION SECRETARY

## CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS ANNEXATION MAP OF THE FOX CHASE ANNEXATION NO. 4 TO THE TOWN OF FREDERICK" IS  
APPROVED AND ACCEPTED BY ORDINANCE NO. 761, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE  
BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON Oct. 14, 2004, AND RECORDED ON  
Nov. 19, 2004 AS RECEPTION NO. 3236710 IN THE RECORDS OF THE CLERK AND RECORDER OF WELD  
COUNTY, COLORADO BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO.

ATTEST:

Shirley Wilkin  
TOWN CLERK

## ORDINANCE NUMBER

## MINERAL OWNERS / LEASES

(FOR LOT B OF AMENDED RE 1313-28-3-RE 2274)  
THE TRAVELERS INSURANCE COMPANY  
PO BOX 1100  
EDMUND, OK 73083

ENCANA ENERGY RESOURCES INC.  
950 17TH STREET, STE 2600  
DENVER, CO 80202

PATINA OIL & GAS CORPORATION  
1625 BROADWAY, STE 2000  
DENVER, CO 80202

JACK MLEYNEK  
3388 E. STONEHILL LANE  
SALT LAKE CITY, UT 84121

KERR-MCGEE ROCKY MOUNTAIN CORP.  
1999 BROADWAY, STE 3600  
DENVER, CO 80202

SODO WATTENBURG CORPORATION  
1625 BROADWAY, STE 2000  
DENVER, CO 80202

CARLOS MENDOZA  
7411 WCR 7  
ERIE, CO 80516

K.P. KAUFFMAN CO., INC.  
1675 BROADWAY, STE 2800  
DENVER, CO 80202

HELEN F. MLEYNEK  
ADDRESS UNKNOWN

PETERSON ENERGY MANAGEMENT  
1805 MORNING DRIVE  
LOVELAND, CO 80538

## CURVE TABLE

CURVE#	RADIUS	DELTA	LENGTH	CH. BEARING	CH. LENGTH	TANGENT
C1	458.00'	13°04'45"	104.55'	N76°39'49"W	104.32'	52.50'
C2	130.00'	19°58'03"	45.30'	N48°15'39"W	45.08'	22.88'
C3	78.00'	25°39'14"	34.82'	N25°27'00"W	34.63'	17.76'
C4	218.90'	31°33'59"	120.60'	S52°17'52"W	119.08'	61.87'
C5	88.73'	89°53'49"	102.05'	S02°38'31"E	96.52'	57.91'
C6	540.79'	19°33'10"	184.55'	S48°36'43"E	183.65'	93.18'
C7	1421.32'	12°38'33"	313.62'	S69°53'47"E	312.98'	157.45'
C8	178.30'	49°24'01"	153.73'	S53°11'33"E	149.01'	82.00'
C9	412.21'	16°53'12"	121.49'	S02°26'14"E	121.05'	61.19'
C10	135.92'	38°54'45"	92.31'	S37°41'25"E	90.55'	48.02'
C11	82.86'	98°37'06"	142.62'	S06°31'38"E	125.66'	96.37'

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## LEGEND

- SECTION CORNER/QUARTER CORNER/SIXTEENTH CORNER
- SET REBAR AND PLASTIC CAP PLS.#36070
- FOUND REBAR AND CAP PLS.# 23500
- SET 25' WITNESS CORNER P.L.S.#36070
- ANNEXATION LIMITS
- CONTIGUOUS BOUNDARY LIMITS

PREPARED FOR: **Robert M. Bulthaup**  
6297 SOUTH POTOMAC WAY  
CENTENNIAL, CO 80111  
303-792-0885

## CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PARTIES THAT **ROBERT M. BULTHAUP** BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO,  
DESCRIBED AS FOLLOWS:

LOT B OF AMENDED RECORDED EXEMPTION NO. 1313-28-3-RE2274, RECORDED AS RECEPTION NO. 3164705, DATED MARCH 25, 2004 LOCATED IN  
SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 28, A FOUND 2" ALUMINUM CAP STAMPED P.L.S. #23500; THENCE S00°26'20"E ON THE  
EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, 233.62 FEET TO A POINT ON THE CENTERLINE OF THE BOULDER AND WELD COUNTY  
DITCH; THENCE ON SAID CENTERLINE THE FOLLOWING TWELVE COURSES: 1) S69°20'42"W, 315.17' TO A POINT OF CURVE; THENCE 2) ALONG THE ARC  
OF A CURVE TO THE LEFT HAVING A RADIUS OF 218.90 FEET, A LENGTH OF 120.60 FEET, AND A CHORD WHICH BEARS S52°17'52"W, 119.08 FEET TO  
A POINT OF COMPOUND CURVE; THENCE 3) ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 88.73 FEET, A LENGTH OF 102.05 FEET, AND  
A CHORD WHICH BEARS S02°38'31"E, 96.52 FEET TO A POINT OF COMPOUND CURVE; THENCE 4) ON THE ARC OF A CURVE TO THE LEFT HAVING A  
RADIUS OF 540.79 FEET, A LENGTH OF 184.55 FEET, AND A CHORD WHICH BEARS S48°36'43"E, 183.65 FEET TO A POINT OF COMPOUND CURVE;  
THENCE 5) ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1421.32 FEET, A LENGTH OF 313.62 FEET, AND A CHORD WHICH BEARS  
S69°53'47"E, 312.98 FEET TO A POINT OF REVERSE CURVE; THENCE 6) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 178.30 FEET, A  
LENGTH OF 153.73 FEET, AND A CHORD WHICH BEARS S53°11'33"E, 149.01 FEET TO A POINT OF COMPOUND CURVE; THENCE 7) ON THE ARC OF A  
CURVE TO THE RIGHT HAVING A RADIUS OF 412.21 FEET, A LENGTH OF 121.49 FEET, AND A CHORD WHICH BEARS S02°26'14"E, 121.05 FEET TO A  
POINT OF REVERSE CURVE; THENCE 8) ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 135.92 FEET, A LENGTH OF 92.31 FEET, AND A  
CHORD WHICH BEARS S37°41'25"E, 90.55 FEET; THENCE 9) S50°08'10"E, 107.91 FEET TO A POINT OF CURVE; THENCE 10) ON THE ARC OF A CURVE  
TO THE RIGHT HAVING A RADIUS OF 82.86 FEET, A LENGTH OF 142.62 FEET, AND A CHORD WHICH BEARS S06°31'38"E, 125.66 FEET; THENCE 11)  
S61°16'06"W, 280.95 FEET; THENCE 12) S49°03'16"W, 90.68 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST  
QUARTER OF SAID SECTION 28, THENCE N00°28'14"W ON SAID EAST LINE, 65.21 FEET TO THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 28,  
A FOUND 2" ALUMINUM CAP STAMPED P.L.S. # 23500; THENCE N89°57'44"W, 1963.01 FEET TO A POINT ON THE EAST LINE OF LOTS A AND B OF  
RECORDED EXEMPTION NUMBER 1313-28-3-RE-2314; THENCE ON SAID EAST LINE THE FOLLOWING TWENTY-TWO COURSES: 1) N13°20'59"W, 5.00  
FEET; THENCE 2) N81°32'30"W, 6.01 FEET; THENCE 3) N22°58'00"W, 20.47 FEET; THENCE 4) N11°50'22"W, 70.96 FEET; THENCE 5) N20°18'45"W, 55.57  
FEET; THENCE 6) N27°23'52"W, 62.56 FEET; THENCE 7) N34°52'37"W, 100.47 FEET; THENCE 8) N21°33'32"W, 39.32 FEET; THENCE 9) N11°45'41"W,  
10.83 FEET; THENCE 10) N18°02'37"W, 17.71 FEET; THENCE 11) N12°37'24"W, 81.11 FEET TO A POINT OF CURVE; THENCE 12) ON THE ARC OF A  
CURVE TO THE LEFT HAVING A RADIUS OF 78.00 FEET, A LENGTH OF 34.92 FEET, AND A CHORD WHICH BEARS N25°27'00"W, 34.63 FEET; THENCE 13)  
N38°16'37"W, 7.87 FEET TO A POINT OF CURVE; THENCE 14) ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, A LENGTH OF  
45.30 FEET, AND A CHORD WHICH BEARS N48°15'39"W, 45.08 FEET; THENCE 15) N58°14'40"W, 19.67 FEET; THENCE 16) N66°06'48"W, 62.20 FEET;  
THENCE 17) N70°07'27"W, 76.45 FEET TO A POINT OF CURVE; THENCE 18) ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 458.00  
FEET, A LENGTH OF 104.55 FEET, AND A CHORD WHICH BEARS N76°39'49"W, 104.32 FEET; THENCE 19) N81°12'12"W, 6.01 FEET; THENCE 20)  
S89°39'51"W, 52.60 FEET; THENCE 21) S87°37'27"W, 103.74 FEET; THENCE 22) S77°35'19"W, 50.50 FEET TO A POINT ON THE WEST LINE OF THE  
SOUTHWEST QUARTER OF SAID SECTION 28, THENCE N00°28'57"W ON SAID WEST LINE, 780.93 FEET TO THE WEST QUARTER CORNER OF SAID SECTION  
28, A FOUND BRASS CAP; THENCE N00°44'31"W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, 1001.03 FEET; THENCE  
DEPARTING SAID WEST LINE N89°29'28"E, 249.66 FEET TO THE SOUTHEAST CORNER OF LOT B OF RECORDED EXEMPTION NUMBER 1313-28-2-RE-809.  
A FOUND REBAR AND CAP STAMPED P.L.S. # 23500; THENCE ON THE EAST LINE OF SAID LOT B N01°20'28"W, 311.01 FEET TO THE NORTHEAST  
CORNER OF SAID LOT B, A FOUND REBAR AND CAP STAMPED P.L.S. # 23500, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF LOT A OF  
RECORDED EXEMPTION NUMBER 1313-28-3-RE-2274; THENCE N89°40'58"E ON THE SOUTH LINE OF SAID LOT A, 416.79 FEET TO THE SOUTHEAST  
CORNER OF SAID LOT A, SAID POINT ALSO BEING THE CENTER WEST NORTHWEST SIXTEENTH CORNER OF SAID SECTION 28, A FOUND 2" ALUMINUM CAP  
STAMPED P.L.S. # 23500; THENCE N89°40'58"E ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28,  
663.14 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 28, A FOUND 2" ALUMINUM CAP STAMPED P.L.S. # 23500; THENCE S00°35'46"E  
ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, 1320.11 FEET TO THE CENTER WEST SIXTEENTH  
CORNER OF SAID SECTION 28, A FOUND 2" ALUMINUM CAP STAMPED P.L.S. # 23500; THENCE N89°59'58"E ON THE NORTH LINE OF THE NORTHEAST  
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, 1323.03 FEET TO THE POINT OF BEGINNING.

IN ADDITION TO PORTIONS OF LAND BEING PART OF THE NW1/4 OF SECTION 28, AND PART OF THE E1/2 OF SECTION 29, TOWNSHIP 2 NORTH,  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1) BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 28, A FOUND BRASS CAP; THENCE S00°28'57"E A DISTANCE OF 780.93 FEET ALONG THE  
WEST LINE OF SECTION 28, THENCE S77°35'57"W A DISTANCE OF 30.66 FEET TO A SET REBAR AND PLASTIC CAP STAMPED P.L.S. # 36070 (SET  
CAP), SAID POINT BEING LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 5; THENCE N00°28'57"E A DISTANCE OF 787.13  
FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 5 TO A SET CAP; THENCE N00°44'31"W A DISTANCE OF 1905.19 FEET  
ALONG THE WESTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 5 TO A SET CAP; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE  
N89°15'29"E A DISTANCE OF 1.00 FEET TO A SET CAP; THENCE S00°44'31"E RUNNING PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE A  
DISTANCE OF 1905.19 FEET TO A SET CAP; THENCE N89°05'25"E A DISTANCE OF 29 FEET TO THE POINT OF BEGINNING.

2) COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 28, A FOUND BRASS CAP; THENCE N00°44'31"W ALONG THE WESTERLY LINE OF SAID  
SECTION A DISTANCE OF 1001.03; THENCE N89°21'28"E A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING, A POINT LOCATED ALONG THE  
EASTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 5, SET CAP; THENCE S89°21'28"W A DISTANCE OF 1.00 FEET TO A SET CAP; THENCE  
N00°44'31"W RUNNING PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 5 A DISTANCE OF 1905.19 FEET TO A SET CAP;  
THENCE N89°21'28"E A DISTANCE OF 1.00 FEET TO A POINT ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 5 TO A SET  
CAP; THENCE S00°44'31"E ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 904.21 FEET TO THE POINT OF BEGINNING.

THIS DESCRIBED TRACT CONTAINS 113.40 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS  
AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

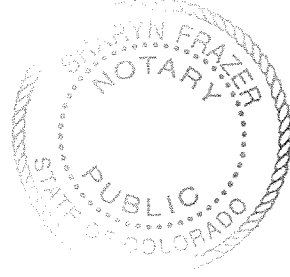
EXECUTED THIS 22 DAY OF January, D. 2005

Robert M. Bulthaup  
6297 S POTOMAC WAY  
CENTENNIAL, CO 80111

STATE OF COLORADO )  
COUNTY OF WELD ) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF January, 2005  
my commission expires : 7-31-05

Shirley Wilkin



## ANNEXATION DATA

TOTAL ANNEXED ACREAGE = 4,939,757.77 SQUARE FEET (113.40 ACRES±)  
TOTAL BOUNDARY = 117,072.90 LINEAR FEET  
LENGTH OF BOUNDARY CONTIGUOUS WITH EXISTING FREDERICK TOWN LIMITS = 3,870.43 LINEAR FEET

**POWER**  
Surveying Company, Inc.  
Established 1948

7800 MILLER DRIVE UNIT C  
FREDERICK, COLORADO 80504 (303) 702-1617  
FAX: (303) 702-1488

SHEET  
4  
OF  
4  
Scale : 1"=200'  
Surveyed By : DEMANCHE  
Drawn By : DBY  
Checked By : SWANSON  
File : C:\MAR04\501-04-100.DWG  
WO #501-04-100